



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**669 LAMBEAU Link, Airdrie T4A3R1**

MLS®#: **A2174259**

Area: **Lanark**

Listing Date: **10/26/24**

List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,545**

Low Sqft:

Ttl Sqft: **1,545**

Lot Information

Lot Sz Ar: **2,758 sqft**

Lot Shape:

DOM

**3**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Interior Lot,Other,Rectangular Lot,See Remarks,Zero Lot Line**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**

Int Feat:

**Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**

Utilities:

Room Information

| Room              | Level | Dimensions    | Room             | Level | Dimensions    |
|-------------------|-------|---------------|------------------|-------|---------------|
| Bedroom - Primary | Upper | 12`6" x 12`6" | 3pc Ensuite bath | Upper | 9`0" x 5`0"   |
| Bedroom           | Upper | 10`0" x 9`0"  | Bedroom          | Upper | 10`0" x 9`3"  |
| 4pc Bathroom      | Upper | 5`0" x 7`4"   | Den              | Main  | 8`4" x 8`8"   |
| Dining Room       | Main  | 10`6" x 11`5" | Living Room      | Main  | 12`6" x 12`8" |

|                |             |                     |                     |             |                    |
|----------------|-------------|---------------------|---------------------|-------------|--------------------|
| <b>Kitchen</b> | <b>Main</b> | <b>10`0" x 9`3"</b> | <b>2pc Bathroom</b> | <b>Main</b> | <b>5`0" x 5`0"</b> |
|                |             |                     | Legal/Tax/Financial |             |                    |

Title:  
**Fee Simple**  
 Legal Desc: **2311882**

Zoning:  
**R1-L0**

Remarks

Pub Rmks: **This custom McKee "built green" home in the new community of Lanark Landing is exactly what you've been looking for! A spacious 3-bedroom home featuring an open floorplan, a main floor den/office, and close to schools and parks is a dream family home. The kitchen features upgraded cabinetry with pot drawers, quartz countertops, stainless steel appliances, and a large pantry. Luxury vinyl plank throughout the main floor, large windows for lots of natural light and designer detailing adds to the charm! Upstairs, the owner's suite includes a walk-in closet and ensuite along with two additional bedrooms, a full bathroom, and laundry room. This home is close to schools, playgrounds, Pump Park, hockey rink and more! There's so much included in this brand new home!**

Inclusions:  
 Property Listed By: **NA**  
**Manor Real Estate Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











